

Message emailed to concerned residents and other interested parties 9/6/11

To: Citizens Concerned About the Development at Point Wells

Thank you for taking the time to attend the Community Meeting on Point Wells on Wednesday, August 31. On behalf of the City Council and staff, we deeply appreciate all the feedback that we received. Due to the volume of comments and questions, we have not yet completed the responses. As soon as we complete it we will post it on the City's Point Wells webpage and notify you by email.

I wanted to take this opportunity to convey more clearly the concerns that we as the "the City" and myself, as the City Manager, have about the development at Point Wells. I clearly did a poor job of expressing my frustration about the matter. Please understand that I'm extremely concerned about this large development being constructed in another jurisdiction where our City receives all the impacts but does not have the legal authority to mandate its size and scale. The Urban Center designation was adopted by Snohomish County (not your Shoreline City Council) with disregard to the City's objections. While we fully expect this site to redevelop, which we do not object to, we continue to object to the size, scale and scope of this project and have since hearing of its initial proposal back in 2007. The bottom line – these concerns are the same as those that we heard from most of you last Wednesday night.

The Growth Management Hearings Board ruling resulted in some success for us. The Board sent back to Snohomish County instructions to fix some of the issues that were raised in the appeal. Since Snohomish County did not appeal the Board's ruling, we believe they will address the issues and have the project move forward, without any significant change in size, scale or scope. Additionally, the Board did not invalidate the urban center zoning code, which provides the legal basis for the BSRE's permits.

Given this, we believe we have reached a point where our greatest leverage to limit the development and mitigate the impacts is through an agreement directly with the developer (BSRE), as stated in the Letter of Intent (LOI). This is a frustrating scenario, but it's the option with the best chance of success in mitigating the inevitable. This is our opportunity to directly influence while we still can.

While we heard many express a desire to continue to fight and delay the project through litigation, it would not be prudent for me to recommend this track alone. I still believe this is a viable alternative, but do not believe it is the only alternative, nor the alternative with the best chance for success. The City will continue to be very involved in monitoring and responding to actions taken by Snohomish County – as such we are very willing to use any of the options necessary to provide as much protection as possible to Shoreline's quality of life, but feel strongly that negotiating an agreement with BSRE may be our best first option.

Finally, as I mentioned on Wednesday night, the City Council has not voted or made any decisions on the proposed agreement.

On Tuesday night, September 6, staff will be presenting additional information on the contents of the LOI and discussing options with the City Council. To review the staff report, please visit the Council's

agenda packet:

<http://cosweb.ci.shoreline.wa.us/uploads/attachments/cck/Council/Agendas/Agendas2011/090611.htm>

Again, thank you for your feedback. I am hopeful you understand the dilemma and know that we are doing the best that we can to protect, support and preserve your quality of life.

Sincerely yours,

Julie T. Underwood
City Manager